

520 E 89th St

Single Family Townhouse · Block & Lot 1585-0042 · Upper East Side



Designed by John G. Prague, 520 East 89th Street is one of a row of 12 houses built in 1875 on land previously owned by John Jacob Astor. This charming lady has the potential of becoming a grande dame with her available air rights. Currently a two family home it can easily be returned to its single family configuration or modified to suit one's needs. Original detail, beautiful fireplace mantels, lovely herringbone floors, high ceilings, skylights, south facing patio with abundant plantings. Elegant and peaceful tree-lined block. This is a home that has been cherished for generations. Now you can make it yours.

\$4,395,000 (Approx. \$1,628 /Sq.Ft.)

\$24,350 Annual RE Taxes

- 2 Units
- 3 Floors
- 9 Rooms
- 3.5 Baths

Lot Dimensions: 18'9"x100'
Building Dimensions: 18'9"x48'
Bldg Sq. Footage: 2,700
Zoning: R



Cellar: Full dry basement. Ceiling height 5'10". Great storage. Laundry.

Garden: Currently lower level of owners' duplex. Formal dining room with decorative fireplace has pass-through to efficient galley kitchen with pantry. Sun-filled living room with fireplace. Exposed brick wall. Built-in bookcases. Hardwood floors. French doors open onto south facing garden filled with mature plantings.

Parlor : Interior stairs from garden level lead to upper level of owners' duplex. Two south facing bedrooms overlook lush garden. Two full hall baths. Grand master bedroom occupies parlor with original double doors intact. Lovely mantel. Over 11' ceiling height. Built-in storage/closets. Ornate grillwork adds period detail.

Third: Second unit currently configured as two bedrooms with 1 1/2 baths. Large light-filled living room with fireplace and three oversized windows overlooking tree lined street. Eat-in kitchen. Full sized laundry. Three skylights. Built-in storage.

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